



County of Los Angeles CHIEF EXECUTIVE OFFICE

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August 25, 2015

To: Mayor Michael D. Antonovich
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Supervisor Sheila Kuehl
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From: Sachi A. Hamai 
Interim Chief Executive Officer

REPORT BACK ON OPEN BID SOLICITATION FOR SITES TO RELOCATE THE DEPARTMENT OF PARKS AND RECREATION AND DEPARTMENT OF COMMUNITY AND SENIOR SERVICES FROM VERMONT CORRIDOR (ITEM NO. 12, FEBRUARY 10, 2015 AGENDA)

This report is in response to the Board's request of February 10, 2015 for an open bid solicitation for properties which would meet the space requirements for Department of Parks and Recreation (DPR) and Department of Community and Senior Services (DCSS) operations, which would be necessary to accommodate the construction of a new Department of Mental Health (DMH) headquarters building, and future redevelopment of adjacent County-owned properties in the area known as the "Vermont Corridor," located on South Vermont Avenue between Fourth and Sixth Streets in the City of Los Angeles. The results of the solicitation provide an indication of current market conditions that meet the selection criteria.

On February 10, 2015, the Board approved the Community Development Commission (CDC) to develop a Request for Proposals (RFP) for design and construction development of the new DMH headquarters building, and future development of the adjacent County sites. Under the development plan presented at that time, the timing for when DPR and DCSS would need to be vacated from Vermont Corridor was determined by a two-phased development, which required only the 510 South Vermont facility to be relocated prior to 2019. However, in order to accommodate a potential simultaneous development, CDC is now contemplating in its RFP operations at DPR headquarters (433 South Vermont) and the DCSS building at 3175 West 6th Street,

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which account for most of DPR and DCSS operations on Vermont Corridor, would need to be relocated by August 2017. We are making efforts to plan for a relocation, which would accommodate a more accelerated development schedule.

Property Search Results

Real Estate Division (RED) conducted a property search for potential sites by posting a Request for Office Space (Attachment A) in the Los Angeles Times, sending mass “notice of intent to lease or purchase” emails to 1,500 real estate business contacts, and posting the “notice of intent to lease or purchase” on the County website. The solicitation incorporated all of the principal elements of the Board-approved location policy.

This search resulted in 32 potential locations for lease, two of which are available for purchase, which you will find in Attachment B. Nine of the potential locations best met the selection criteria of adequate square footage to accommodate both DPR and DCSS, proximity to the Civic Center, access to public transit, and number of parking spaces. The collected responses that meet the requirements show that the likely range of the market rate would approximately be \$2.00 to \$2.50 per square foot at this point in time. The lease rates are exclusive of basic tenant improvements, furniture, and telephone/low voltage/data cabling, which RED estimates at \$65 per square foot, \$25 per square foot, and \$7,000 per employee, respectively. The availability and pricing of potential relocation sites from these solicitation results are based on current market conditions and will change over time.

Proposed Relocation Plan

CDC has confirmed with our office that August 2017 is the earliest date DPR and DCSS may need to complete vacation of their existing buildings on the Vermont Corridor in order to not impact CDC’s development schedule. RED recently reviewed the schedule for completing a space lease, from site selection to move-in, and validated a duration of 12 to 15 months. Thus, to achieve a relocation of the affected departments by August 2017, RED would need to complete a new site selection for space offered on a lease, or lease-purchase basis by February 2016.

An additional option, which could become available for DPR and/or DCSS relocation, is to move their operations into the County-owned Hall of Records building. The availability of this option depends on sufficient space becoming available, and necessary building renovations being completed in the backfilled space in time to accommodate a move prior to August 2017. In the event that the proposed One-Stop

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Plan Check office project moves forward, sufficient space could be vacated. Additional study is needed to determine the scope of building renovations required, and verify the time required to complete the relocation.

If you have any questions or require additional information, please contact Brad Bolger at (213) 974-1360, or bbolger@ceo.lacounty.gov.

SAH:TT:BMB
FC:PB:rp

Attachments

c: Executive Office, Board of Supervisors
County Counsel

**REQUEST FOR OFFICE SPACE (LEASE OR PURCHASE) FOR THE
COUNTY OF LOS ANGELES**

The County of Los Angeles, Chief Executive Office, Real Estate Division is issuing a Request For Office Space, for lease or purchase, for the County of Los Angeles Headquarters/Administrative programs for the Departments of **Community and Senior Services** and **Parks and Recreation**.

Community and Senior Services requires approximately 60,000sf+ contiguous space, and Parks and Recreation requires 67,000sf+ contiguous space. The space use could be combined for a total of 130,000sf. Requirements include four parking spaces per 1000 sf and area boundaries within a 20 mile radius of 500 W. Temple Street, Los Angeles, California 90012.

Occupancy required by September 2016 (estimated).

Potential Selection Criteria: Close proximity to public transportation (bus or rail), availability of affordable housing for County employees, use of historic buildings, economic development potential, and compatibility with local land use plans. County will need detailed property information to assess estimated construction and ongoing operational costs. Properties submitted will only be accepted if submitted by the owner, principal and/or the listing broker.

Any questions regarding this notice can be directed to Lease Acquisitions at (213) 974-4364, and email information in response to this Notice to Leaseacquisitions@ceo.lacounty.gov. Responses received through April 15, 2015.

Si no entiende esta noticia o si necesita más información, favor de llamar a este numero (213) 974-4364.

FACILITY LOCATION - SITE SEARCH • 20 MILE RADIUS OF CIVIC CENTER

	Situs Address/ Assessor Parcel No.	SD	Building Area (Sq.Ft.)	Space Available (Sq. Ft.)	Number of Stories	Year Built/ Effective Year	Parking (surface lot/ structure)	Distance from Civic Center	Public Transportation Accessibility	Rent/SF/yr.	Parking/Cost	Benefits and drawbacks based upon function, needs, service area, costs and other Location Selection Criteria
	1) Sale 1218 S. 5th Avenue Monrovia, CA	5	137,936 Class B Office	137,936	2-story (65,000 SF/Flr)	2001	436 spaces 3.50/1000	20 miles	mass transit bus lines	For Sale Only	included in rent	Purchase \$ Potential to lease with TIs is negotiable
	2) Sale 1977 Saturn Street Monterey Park	1	205,628 Class B Office	205,628	2-story	1980	4/1,000	10.5 miles	Transit bus lines and metro Near 5, 10, & 710 FWYS	For Sale \$39,000,000	836 surface on 15.84 acres	Purchase price of \$38, 452,000 Potential to lease with TIs is negotiable
*	1) Hawthorne Mall 12000 Hawthorne Blvd. Hawthorne	2	800,000 Class B Office	200,000	2-story	1971	6/1,000	13 miles	Transit bus lines	\$2.50/SF MFS	included in rent	Build to suit in Base Rental Rate Parking exceeds 6/1,000 Could accommodate 2 departments contiguously.
	2) 1218 S. 5th Avenue Monrovia, CA	5	137,936 Class B Office	137,936	2-story (65,000 SF/Flr)	2001	436 spaces 3.50/1000	20 miles	mass transit bus lines	For Sale Only	included in rent	Entire building available Could accommodate 2 departments contiguously \$1.75 NNN Parking - 3.5/1,000 incl. in rent
*	3) 1977 Saturn Street Monterey Park	1	205,628 Class B Office	205,628	2-story	1980	4/1,000	10.5 miles	Transit bus lines and metro Near 5, 10, & 710 FWYS	\$1.50/SF NNN	836 surface on 15.84 acres	Purchase price of \$38, 452,000 Could accommodate 2 departments contiguously Parking incl. in rent Potential to lease with TIs is negotiable \$30/60 TIs incl. in rent
*	4) LA Brea Plaza 101-111 N. La Brea Ave. Inglewood, CA	2	160,582 Class A Office	85,549	7-story (22,940 SF/Flr)	1979	297 spaces 4/1000	11.5 miles	Access to 405 & 105 FWYS	\$1.50/SF FSG	\$55/space/mo unreserved reserved \$165/space/mo.	85,549 s.f. contiguous Could accommodate 1 department contiguously 3.5/1,000 Parking - Not incl. in rent TIs negotiable
	5) 2555 W 190th Street Torrance, CA	4	162,447 Class B Office	96,814	2-story (48,034 SF/Flr)	1984	650 spaces 4.0/1000	17 miles	mass transit bus lines	\$1.50 to \$1.95 FSG	included in rent surface lot	1 floor - 53,467 s.f. Could accommodate 1 department contiguously Parking - 4/1,000 incl. in rent \$30 psf TIs incl. in rent
*	6) Central Plaza 3440 Wilshire Blvd- Bldg 1 Los Angeles, CA	2	155,025 Class A Office	84,710	12-story (13,000 SF /Flr)	1952 Renov 1991	400 spaces 2.00/1000	3.7 miles	Near 10, 110 & 101 FWYS mutiple bus routes	\$1.45-\$1.90/SF	\$100/space/mo. \$170/space/mo reserved	14,517 s.f. contiguous Could not accommodate a department contiguously Parking extra \$15/20 TIs incl. in rent
*	7) Central Plaza 3460 Wilshire Blvd-Bldg 3 Los Angeles, CA	2	154,664 Class A Office	89,646	12-story (13,000 SF /Flr)	1952 Renov 1992	300 spaces 2.00/1000	3.7 miles	Near 10, 110 & 101 FWYS mutiple bus routes	\$1.40-\$2.80/SF	\$110/space/mo reserved \$170/space/mo.	14,646 s.f. contiguous Could not accommodate a department contiguously Parking extra \$15 TIs incl. in rent
*	8) Alhambra 1000 S. Fremont Alhambra	5	456,000 Class B Office	125,000	Campus Setting	1938 Renov.	4/1,000	12.3 miles	Bus lines	\$2.10/SF FSG	\$60/space/mo	Could accommodate 2 departments contiguously Parking extra (2.5/1,000) \$10 TIs incl. in rent
*	9) Wilshire Kenmore Building 3345 Wilshire Blvd	2	151,464 Class A Office	93,229	12-story	1967	296 spaces	3.5 miles	Near 10, 110 & 101 FWYS mutiple bus routes	withheld	\$1.60/\$1.70 FSG	11,963 s.f. contiguous Could accommodate 1 department contiguously

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Los Angeles, CA				(12,622 SF /Flr)	Renov 2002	2.00/1000					Parking extra \$15 TIs incl. in rent
* 10) Utah Avenue Campus 2383 Utah Ave. El Segundo, CA	4	152,107 Class B Office	152,107	1-story	1968 Renov 2014	608 spaces 4.00/1000	17.4 miles	MTA Green line 405 105 FWY access	\$2.45/SF FSG	\$65/space/mo	152,107 s.f. available Could accommodate 2 departments contiguously Parking extra No TIs incl. in rent
11) Wells Fargo Bank Commerce Plaza East 5701 S. Eastern Ave. Commerce, CA	1	151,800 Class A Office	106,714	6-story (25,300 SF/Flr)	1984 Renov 2005	300 spaces 4.20/1000	8.7 miles	mass transit Access to 7 major FWYS	\$2.10/sf FSG	included in rent	Could accommodate 1 department contiguously Parking incl. in rent TIs negotiable
12) 790 E. Colorado Blvd AKA 882 White Oak Ave Pasadena, CA	5	136,044 Class A Office	77,696	9-story (13,431 SF/Flr)	1981	80 spaces 3.00/1000	10.5 miles	mass transit Access to 110/210 & 134 FWYS	\$2.25 - \$3.00/sf FSG	\$90/space/mo covered \$142/space/mo.	77,696 s.f. available Could accommodate 1 department contiguously Parking extra No TIs incl. in rent
13) Playa Jefferson Bldgs A, B, C 12777 W. Jefferson Blvd AKA 12731 W. Jefferson Blvd Los Angeles, CA	2	140,000 Class A Office	125,000	2-story (70,000 SF/Flr)	1978 Renov 2013	500 spaces 4.00/1000	16 miles	mass transit	\$2.25/SF - \$2.50/SF NNN	\$185/space/mo covered \$270/space/mo.	82,143 s.f. contiguous Could accommodate 1 department contiguously Parking extra No TIs incl. in rent
* 14) 2300 E. Imperial Hwy Los Angeles, CA	2	157,725 Class A Office	157,725	7-story (21,700 SF/Flr)	1964 Renov 2000	100 spaces 3.50/1000	13.2 miles	mass transit Adjacent to LAX 105 FWY Metro Greenline	\$2.85/SF FSG	\$85/space/mo reserved/covered \$125/space/mo.	157,000 contiguous Could accommodate 2 departments contiguously Parking 3.5/1,000 not incl. in rent \$15/30 TIs incl. in rent
15) 5161 Lankershim Blvd North Hollywood, CA	3	191,238 Class A Office	117,783	5-story (38,247 SF/Flr)	1985 Renov 1997	300 spaces 4.00/1000	12.0 miles	2 blocks from Metro Rail station. Close to Burbank Airport	\$2.60/SF - \$2.85/SF FSG	\$80/unreserved \$160/reserved	4th floor - 49,000 s.f. (single use) Could accommodate 1 department contiguously 3rd floor - 25,000 s.f. Parking extra TIs negotiable
16) 245 S. Los Robles Ave AKA 380 Cordova St. Pasadena, CA	5	172,688 Class A Office	141,764	8-story (20,110 SF/Flr)	1978 Renov 1994	200 spaces 3.00/1000	9.8 miles	Access to Foothill (210) Pasadena (110) and Ventura (134) FWYS	\$2.75/SF - \$3.15/SF FSG	\$70/space/mo reserved \$100/space/mo. \$100/space/mo.	8 stories - 80,000 s.f. contiguous Could accommodate 1 department contiguously Parking extra No TIs incl. in rent
17) Wilshire Rodeo Plaza 9536-9560 Wilshire Blvd Los Angeles, CA	3	185,388 Class A Office	76,647	5-story (37,077 SF /Flr)	1935 Renov 1984	192 spaces 2.50/1000	11.8 miles	Beverly Hills Triangle 2 miles from 10 & 405 FWY	\$2.00-\$6.50/SF	\$170/space/mo reserved \$220/space/mo	Could not accommodate a department contiguously Parking extra (2.5/1,000) \$20/50 TIs incl. in rent
18) Pacific Concourse 5210 Pacific Concourse Dr Los Angeles, CA	2	169,758 Class A Office	87,120	2-story (84,879 SF/Flr)	2002	614 spaces 3.60/1000	16.5 miles	adjacent to 105 & 405 FWY	\$1.95 - \$2.35/SF FSG	\$35.00/space/mo.	85,000 s.f contiguous - 2nd floor Could accommodate 1 department contiguously 4/1,000 parking available No TIs incl. in rent
19) Manhattan Towers 1240 Rosecrans Ave Manhattan Beach, CA	4	155, 118 Class A Office	128,045	6-story (27,073 SF/Flr)	1985 Renov 1997	466 spaces 3.30/1000	18.6 miles	3 blocks from 405 FWY 2 miles So. Of LAX	\$2.75/SF FSG	\$50/space/mo. some free spaces	128,045 s.f available Could accommodate 2 departments contiguously 3/1,000 parking extra TIs not incl. in rent

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20) Colorado Center-BLDG B 2425-2501 Colorado Ave Santa Monica, CA	3	145,941 Class B Office	74,540	3-story (48,723 SF/Flr)	1984 Renov 2004	156 spaces 3.00/1000	14.4 miles	mass transit 1 mile from 405 FWY next to 10 FWY	\$5.30 FSG	\$185/space/mo covered \$270/space/mo.	74,500 s.f. available Could accommodate 1 department contiguously Parking extra \$35/\$60 psf TIs available in rent
21) Colorado Center-BLDG A 2401 Colorado Ave Santa Monica, CA	3	196,688 Class A Office	62,558	3-story (66,292 SF/Flr)	1983 Renov 2004	166 spaces 3.00/1000	14.4 miles	mass transit 1 mile from 405 FWY next to 10 FWY	\$5.30 FSG	\$185/space/mo covered \$270/space/mo.	62,558 s.f. available Could accommodate 2 departments contiguously Parking extra \$35/\$60 psf TIs incl. in rent
22) Colorado Center 2450 Broadway - Bldg E Santa Monica, CA	3	182,186 Class A Office	128,268	6-story (29,798 SF/Flr)	1990 Renov 2004	165 spaces 3.00/1000	14.5 miles	mass transit 1 mile from 405 FWY next to 10 FWY	\$5.00 FSG	\$185/space/mo. reserved \$270/space/mo	Could accommodate 2 departments contiguously Parking extra \$30 psf TIs incl in rent
23) Colorado Center 2400 Broadway - Bldg D Santa Monica, CA	3	159,310 Class A Office	159,310	5-story (30,691 SF/Flr)	1988 Renov 2004	165 spaces 3.0/1000	14.5 miles	mass transit 1 mile from 405 FWY next to 10 FWY	\$5.30 FSG	\$185/space/mo. reserved \$270/space/mo	159,310 s.f. available Could accommodate 2 departments contiguously Parking extra \$35/\$60 psf TIs incl. in rent
24) 407 N. Maple Dr. Beverly Hills, CA	3	168,441 Class A Office	168,302	4-story (40,952 SF/Flr)	2003	177 spaces 3.42/1000	9.6 miles	Bus transit	\$5.50/SF FSG	\$170/space/mo reserved \$265/space/mo.	168,442 s.f. available Could accommodate 2 departments contiguously Parking extra No TIs incl. in rent
25) 2100 S. Figueroa St. Los Angeles, CA	1	132,000 Class C Office	120,000	3-story (43,333 SF/Flr)	1926	24 spaces 0.38/1000	2.7 miles	mass transit	withheld	included in rent	120,000 s.f. contiguous Could accommodate 2 departments contiguously Limited Parking TIs not incl. in rent
26) The Herald Examiner Bldgs 1111 So. Broadway Los Angeles, CA	1	176,588 Class B Office	83,311	4-story (44,147 SF/Flr)	1945	36 spaces	1.6 miles	mass transit	withheld	included in rent	Could not accommodate a department contiguously No parking

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27) Latitude 34 at Playa Vista 12130 Millennium Dr-BLDG 3-East Playa Vista, CA		193,806 Class A Office	193,806	6-story (32,301 SF/Flr)	2010	410 spaces 4.00/1000	16.5 miles	Bus transit	4.75/SF FSG	\$125/space/mo 4/1,000 available	Entire building available Could accommodate 2 departments contiguously Parking extra \$60 TIs incl. in rent
28) Giannini Place 649 S. Olive St. Los Angeles, CA	1	146,340 Class B Office	146,340	12-story (12,195 SF/Flr)	1922 Renov 1988	36 spaces 0.26/1000	1.1 miles	Multiple Bus transit in Central Business District-Downtown	Withheld	36 spaces included in rent	Entire building available Could accommodate 2 departments contiguously Limited parking No TIs incl. in rent
29) Santa Fe Plaza 5200 Sheila Ave Commerce, CA	1	166,000 Class B Office	0	4-story (41,500 SF/Flr)	1966	200 spaces 1.20/1000	7.4 miles	Bus lines	withheld	included in rent	Limited floor space available Parking incl in rent
30) The Sunkist Building 14130 Riverside Dr AKA 4741 Hazeltine Ave Sherman Oaks, CA	3	126,674 Class A Office	76,286	3-story (42,224 SF/Flr)	1971 Renov 2006	380 spaces 4.00/1000	14.5 miles	bus transit	\$1.80/SF FSG	included in rent	No longer available
31) 3350 Wilshire Blvd Los Angeles, CA	2	194,480 Class A Office	107,501	12-story (16,206 SF/Flr)	1957 Renov 1999	451 spaces 2.00/1000	3.5 miles	Near 10, 110 & 101 FWYS mutiple bus routes	withheld	\$100/space/mo. reserved \$145/space/mo.	No longer available - Converting to apartments
32) Brunswig Square 360-374 E. 2nd St Los Angeles	1	128,588 Class B Office	115,677	8-story (15,000 SF/Flr)	1934 renovated 1986	198 spaces 2.00/1000	0.9 miles	mass transit bus lines DASH	withheld	\$90 /space/mo. reserved \$130/space/mo.	103,485 s.f. contiguous available Could accommodate 2 departments contiguously parking extra No TIs incl. in rent

* Responses that best meet the required selection criteria.